

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Kenneth Ray Martin
 Stephanie Ann Martin
 Debtors

Case No. 14-17629-jkf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Stacey
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 5

Date Rcvd: Jul 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 21, 2017.

db/jdb +Kenneth Ray Martin, Stephanie Ann Martin, 235 Park Avenue, Lititz, PA 17543-9552
 cr +Ditech Financial LLC FKA Green Tree Servicing, LLC, 14841 Dallas Parkway, Suite 300,
 DALLAS, TX 75254-7883

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 smg E-mail/Text: bankruptcy@phila.gov Jul 20 2017 01:31:41 City of Philadelphia,

City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
 Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jul 20 2017 01:31:18
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
 Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jul 20 2017 01:31:32 U.S. Attorney Office,
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
 TOTAL: 3

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 21, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 19, 2017 at the address(es) listed below:

ANDREW SPIVACK on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
 JOSEPH ANGELO DESOYE on behalf of Creditor Ditech Financial LLC F/K/A Green Tree Servicing
 LLC paeb@fedphe.com
 MITCHELL A. SOMMERS on behalf of Debtor Kenneth Ray Martin sommersesq@aol.com, kjober@ptd.net
 MITCHELL A. SOMMERS on behalf of Joint Debtor Stephanie Ann Martin sommersesq@aol.com,
 kjober@ptd.net
 PETER J. ASHCROFT on behalf of Creditor Ditech Financial LLC pashcroft@bernsteinlaw.com,
 pghecf@bernsteinlaw.com/pashcroft@ecf.courtdrive.com/ckutch@ecf.courtdrive.com/cabbott@ecf.court
 rive.com/dschimizzi@bernsteinlaw.com/acarr@bernsteinlaw.com
 THOMAS I. PULEO on behalf of Creditor Ditech Financial LLC tpuleo@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 8

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:)
)
KENNETH RAY MARTIN) CHAPTER 13
STEPHANIE ANN MARTIN)
) Case No. 14-17629

ORDER

AND NOW, this 19th day of July, 2017, upon consideration of the Motion to Sell Real Property filed by debtor, upon notice to all interested parties, and any response thereto, it is hereby

ORDERED, that debtor is authorized to sell his/her real property located at 235 Park Avenue, Lititz, Pennsylvania ("Property"), with all liens to be paid at closing, for the sale price of \$157,000.00, pursuant to the terms of a certain real estate agreement of sale dated as of June 14, 2017, to the buyer(s) thereunder, Justin R. Martin, ("Buyer"), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the following manner:

- | | | |
|----|---|-----------------|
| 1. | Ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters | \$85.50 |
| 2. | Liens paid at closing –
Ditech Financial, LLC (First Mortgage Holder) | \$73,716.00 |
| 3. | Gift of Equity to Buyer | \$74,366.07 |
| 4. | Real estate taxes, sewer, trash
and/or other such items | \$2,312.44 |
| 5. | Property repairs, if any | \$ 0 |
| 6. | Real estate commission
At no greater than 6% | \$ 0 |

7.	Attorneys' fees, if any	\$ 0
8.	Any small (less than \$300.00) allowances agreed to be made to Buyer to settle any unforeseen dispute arising at settlement	\$300.00
9.	Net proceeds to Stephanie A. Martin	\$369.80
10.	Less Incoming credit for Tax Prorations	(\$2,334.51)
11.	Other	\$ 0
	TOTAL	\$ 0

After paying all liens in full and all costs of sale, the title clerk shall pay to William C. Miller, Chapter 13 trustee, \$8,200.00, to be available under debtor's plan for distribution to unsecured creditors. Debtor shall immediately amend his plan, consistent with this Order and the sale of the Property.

The title clerk shall fax a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed. Upon trustee approval, the title clerk shall fax a copy of the disbursement check to the trustee, and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

BY THE COURT


HON. JEAN K. FITZSIMON
BANKRUPTCY JUDGE